

**COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD**

Meeting Minutes

Tuesday, March 23rd, 2021 at 5:30 p.m.

Columbus City Hall

408 1st Avenue North, Columbus, MT 59019

Members Present: Shad Kienitz (President), Heidi Stadel (Vice-President), Kyle Stadel, Webb Mandeville, Richard Sidwell, Dennis Holten, Don Parks; Josh Daniels via phone

Members Not Present:

Staff Present: Forrest Mandeville, Forrest Mandeville Consulting; Christine Baker, Stillwater County Planning

I. CALL TO ORDER

Shad Kienitz (President) called the meeting to order at 5:30 pm.

A. Disclosures of Conflicts of Interest and Ex Parte Communications. Nothing at this time.

II. MINUTES

Heidi made a motion to approve the minutes of the January 26th, 2021 meeting. Kyle seconded; with all in favor, motion passed.

III. NEW BUSINESS

A. Proposed Amendment to Zoning Code for 3 and 4 Plex Apartment Units as a Permitted Conditional Use in R-2 Zone: Dennis provided the board an overview of the proposed zoning amendments and the proposed timeline. The proposed amendment to R-2 zoning would include permitted uses for “Dwelling, Three-Family/Apartment Building/Triplex, ‘Three-family/Apartment Building/Triplex Dwelling means a building containing only three dwelling units’. Dwelling, Four-Family/Apartment Building/Fourplex. ‘Four Family/Apartment Building/Fourplex Dwelling means a building containing only four dwelling units’.” Duplexes would maintain a 500 square feet minimum per dwelling unit. Four Family Apartment Building/Fourplex; 500 square feet minimum per dwelling. Three Family Apartment Building Triplex, 500 square feet minimum per dwelling. Dennis ran through the proposed timeline for the amendment process. Forrest noted an error in the minimum square footage definitions, with “per dwelling unit” and “per dwelling” under Permitted Conditional Uses. Dennis agreed the definition should read “per dwelling unit”. Richard had a question regarding how the minimum square footage and setbacks would work on lot sizes. Dennis stated that the units would have to meet setbacks on the property line or apply for a variance. Forrest questioned whether units would be eligible for a variance request based on the inability to meet the minimum standards, setbacks, height restrictions-etc. Forrest said these circumstances would not be grounds for a variance as this would be a self-imposed hardship. Forrest

went on to explain that typically a variance request needs to be a hardship based on condition(s) specific to the property that such use of the property would be unreasonable.

IV. OLD BUSINESS

- A. Update on City Columbus Subdivision Regulations:** Forrest explained that not much has changed since the last update. The City- Columbus Subdivision Regulations are still sitting with the Attorneys. Forrest said that Legal Department's position is that they want to wait to adopt the City Regulations until the County adopts its new Subdivision Regulations as they are wanting stand-alone subdivision regulations. Forrest explained that the County probably won't dive into updating the County Subdivision Regulations until sometime this summer as the County Planning Board has had a lot of subdivision activity that is keeping their board agendas full. Heidi asked how the recent Beartooth Front Decision would impact future development regulations. Forrest explained that the County Planning Board had very little to do with the Beartooth Front Decision and currently recommended a set of development regulations under part 2 zoning to the Commissioners.

V. ADJOURN

With no more business, Heidi made the motion to adjourn. Kyle seconded; with all in favor motion passed. The meeting was adjourned at 5:52 p.m.

The next regular meeting will be held Tuesday, April 27, 2021 5:30p.m. at Columbus City Hall.

Christine Baker, Planning Office